DRAINAGE GENERAL NOTE-
450mm diameter PVC collection manholes to both foul and surface water drainage runs, down to 1M maximum depth. Concrete Sectional manholes where greater than 1M depth and to last foul connection point prior to joining main sewer in road.

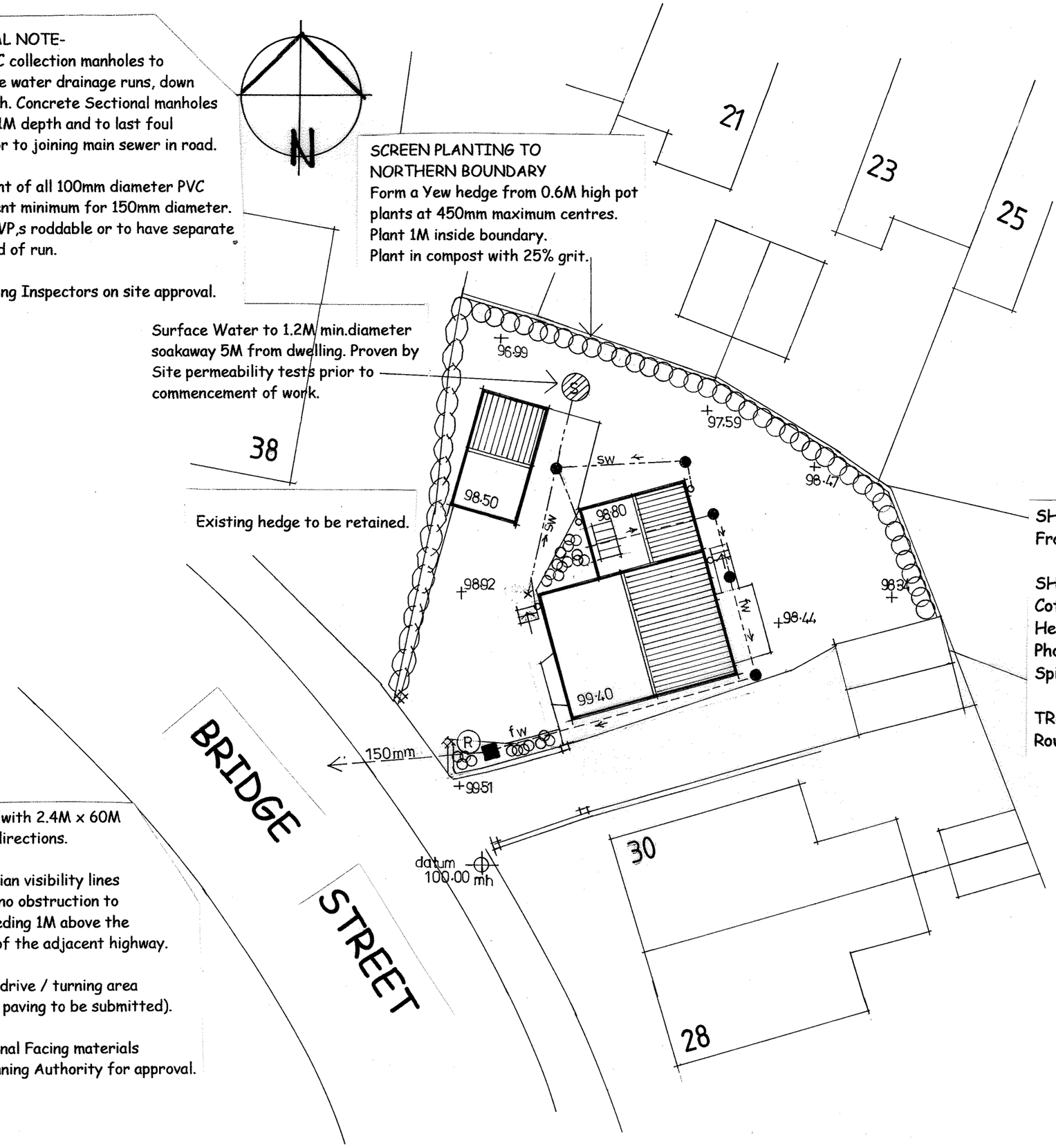
1:40 minimum gradient of all 100mm diameter PVC drainage. 1:60 gradient minimum for 150mm diameter. All surface water RWP,s roddable or to have separate "rodding eye" at head of run.

All drainage to Building Inspectors on site approval.

SCREEN PLANTING TO NORTHERN BOUNDARY
Form a Yew hedge from 0.6M high pot plants at 450mm maximum centres.
Plant 1M inside boundary.
Plant in compost with 25% grit.

Surface Water to 1.2M min.diameter soakaway 5M from dwelling. Proven by Site permeability tests prior to commencement of work.

Existing hedge to be retained.



SHRUB PLANTING
From the following species all pot grown.

SHRUB	SIZE	NUMBER	SPACINGS
Cotoneaster conspicuus "Decorus"	3Lt pot		3/m2
Hebe "mrs winder"	2Lt pot		4/m2
Photinia "Red Robin"	3Lt pot		3/m2
Spiraea japonica "Goldflame"	2Lt pot		3/m2

TREE SPECIES TO FRONT
Rowan - size Standard. with support and cross ties.

Form new Site Access with 2.4M x 60M Visibility lines in both directions.

Form 2M x 2M pedestrian visibility lines at drive entrance with no obstruction to vision at a height exceeding 1M above the nearside channel level of the adjacent highway.

Permeable block paved drive / turning area within Site (samples of paving to be submitted).

Full details of all External Facing materials to be submitted to Planning Authority for approval.

JAMES M FIELDING
PROPERTY PLANNING AND DESIGN
48 RUSHLEY DRIVE
DORE
SHEFFIELD S17 3EN

CLIENT MR R SARGEANT

PROJECT PROPOSED 4 BEDROOM DETACHED HOUSE ON LAND ADJACENT 30 BRIDGE STREET - PENISTONE, S36 6AJ

TITLE PROPOSED SITE PLAN

DWG NO.	SCALE	DATE
BS1 /3	1.200	FEB 2019